

028.A

0003

0047.F

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

378,500 / 378,500

USE VALUE:

378,500 / 378,500

ASSESSED:

378,500 / 378,500


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	LOW BRITTANY V	Unit #:	47
Owner 2:			
Owner 3:			

Street 1: 215 MASS AVE #68

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KELLEHER JOHN J & SHEILA A -

Owner 2: -

Street 1: 215 MASS AVE #68

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7318																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	378,500			378,500		
							316568
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

Total Card	0.000	378,500		378,500	Entered Lot Size
Total Parcel	0.000	378,500		378,500	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	558.26	/Parcel: 558.26	Land Unit Type:

!16180!

USER DEFINED

Prior Id # 1:	19456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	22:03:57
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	378,500	0	.	378,500		Year end	12/23/2021	
2021	102	FV	373,200	0	.	373,200		Year End Roll	12/10/2020	
2020	102	FV	362,700	0	.	362,700		Year End Roll	12/18/2019	
2019	102	FV	312,300	0	.	312,300		Year End Roll	1/3/2019	
2018	102	FV	277,800	0	.	277,800		Year End Roll	12/20/2017	
2017	102	FV	258,600	0	.	258,600		Year End Roll	1/3/2017	
2016	102	FV	258,600	0	.	258,600		Year End	1/4/2016	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER JOHN J	71648-55	2	9/21/2018		405,000	No	No		
215 MASS AVE CO	63774-342		6/18/2014		250,000	No	No		

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Measured	DGM	D Mann
1/2/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good			RESIDENTIAL GRID				UnSketched SubAreas: GLA: 678,														
Sty Ht: 1	- 1 Story			A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 1	- Concrete			A 3QBth:	Rating:																					
Frame: 2	- Steel			1/2 Bath:	Rating:																					
Prime Wall: 7	- Brick			A HBth:	Rating:																					
Sec Wall:				OthrFix:	Rating:																					
Roof Struct: 4	- Flat																									
Roof Cover: 4	- Tar & Gravel																									
Color: BRICK																										
View / Desir:																										
GENERAL INFORMATION				OTHER FEATURES				CONDO INFORMATION				REMODELING				RES BREAKDOWN										
Grade: C	- Average			Kits: 1	Rating: Good			Location:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Year Blt: 1966	Eff Yr Blt:			A Kits:	Rating:			Total Units:				1st Res Grid Desc: Line 1 # Units 1														
Alt LUC:	Alt %:			Fpl:	Rating:			Floor:	6 - 6th Floor			Level														
Jurisdct: G16	Fact: .			WSFlue:	Rating:			% Own:	2.240000000			Other														
Const Mod:				Name:				Upper																		
Lump Sum Adj:				Lvl 2																						
INTERIOR INFORMATION				Lvl 1																						
DEPRECIATION				Lower																						
Avg Ht/FL: 10	Phys Cond: GD - Good 24. %			Exterior:				Totals																		
Prim Int Wal: 6	- Average			Interior:				RMS:	3	BRs:	1	Baths:	1	HB:												
Sec Int Wall:				Additions:				No Unit RMS BRS FL																		
Partition: T	- Typical			Kitchen:				1	3	1																
Prim Floors: 3	- Hardwood			Baths:				1 3 1																		
Sec Floors: 4	- Carpet 30 %			Plumbing:				Totals																		
Bsmnt Flr: 3	- Hardwood			Electric:				1 3 1																		
Subfloor:				Heating:				General:																		
Bsmnt Gar:				CALC SUMMARY																						
Electric: 3	- Typical			COMPARABLE SALES																						
Insulation: 2	- Typical			Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA											
Int vs Ext: S				Size Adj.: 1.38495576				Code Description Area - SQ Rate - AV Undepr Value																		
Heat Fuel: 2	- Gas			Const Adj.: 1.02479637				GLA	Gross Liv Ar		678	461.270	312,742	Sub Area % Usbl Descrip % Type												
Heat Type: 3	- Forced H/W			Adj \$ / SQ: 461.272				Net Sketched Area: 678 Total: 312,742																		
# Heat Sys: 1				Other Features: 33000				Size Ad	678	Gross Area	678	FinArea	678	Qu # Ten												
% Heated: 100	% AC:			Grade Factor: 1.00				IMAGE																		
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.45000005				AssessPro Patriot Properties, Inc																		
% Com Wal	% Sprinkled 0			NBHD Mod:																						
MOBILE HOME				LUC Factor: 1.00																						
SPEC FEATURES/YARD ITEMS				Adj Total: 501326																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 028.A-0003-0047.F								
More: N	Total Yard Items:				Total Special Features:						Total:															